

*NOTE: This companion resolution is intended to accompany C.B. XXXXXX, which would amend the Land Use Code for South Downtown, so it assumes passage of that bill.*

**RESOLUTION \_\_\_\_\_**

A RESOLUTION declaring the City of Seattle's intent to promote and enhance the livability of South Downtown by implementing initiatives that complement changes to land use regulations, and replacing and updating the reporting requirements regarding the use of housing bonuses, transfer of development rights (TDR), and transfer of development potential (TDP) in Resolutions 31104 and 30939.

WHEREAS, the neighborhoods of Seattle's South Downtown constitute the City's most historic and culturally identifiable communities; and

WHEREAS, in January, 2010, the City Council began its review of the Department of Planning and Development (DPD) recommendations for changes to land use regulations in South Downtown; and

WHEREAS, this effort, which DPD started in 2005, is intended to carry out many of the recommendations in the Pioneer Square Neighborhood Plan, the Chinatown/International District Neighborhood Plan, and the Greater Duwamish Manufacturing and Industrial Center Plan; and

WHEREAS, South Downtown is home to large and small businesses, high-end and subsidized housing, the region's busiest transportation hub, and attraction that draw visitors and shoppers from all of Puget Sound; and

WHEREAS, the Seattle Planning Commission published a report on Seattle Transit Communities in November 2010 that included the King Street Station and the area around it as one of fourteen transit communities with the most urgent and important planning and investment needs; and

WHEREAS, the Council has requested that the Executive report on the effectiveness of incentive zoning programs in Ordinance 122990, and Resolutions 30939 and 31104, and now intends to consolidate these reporting requirements in this resolution, and to include reporting of specific information about South Downtown; and

WHEREAS, the proposed changes to zoning regulations have also been guided by Council Resolution 30759, which was adopted in 2005 and established guiding principles for decisions related to changes in land use plans, programs and regulations for Downtown, with the goal of achieving and maintaining Center City livability; NOW, THEREFORE,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE, THE  
MAYOR CONCURRING, THAT:**

Section 1. The Council has passed the ordinance introduced as Council Bill (C.B.) 117073, which revises land use regulations in South Downtown in order to spur redevelopment and increase community vitality. While land use regulations can act as a catalyst for new development, and updated regulations are important to prepare for the next real estate development cycle, zoning alone cannot achieve livability, social equity, and neighborhood revitalization in South Downtown. Therefore, the City of Seattle declares its intent to promote and enhance the livability of South Downtown by working together with public, private, and non-profit partners and community members to carry out initiatives that include, but are not limited to, the following:

**A. Economic Development:**

1. The Department of Planning and Development (DPD) and the Office of Economic Development (OED) will continue to support the community in carrying out the recommendations of the “Pioneer Square 2015 Report, a Strategy for Seattle’s First Neighborhood,” which was published in June 2010.

2. OED will continue to work with the community in the Chinatown/International District (ID) and Little Saigon to implement business attraction and retention strategies, and to provide technical assistance and financing capacity to local businesses to help them remain in these neighborhoods when redevelopment occurs.

3. OED will continue to support development of strong business organizations that represent small businesses and property owners in South Downtown, including providing

business support and technical assistance to grow and retain small businesses in South Downtown.

4. DPD and the Seattle Department of Transportation (SDOT) will work together to develop proposed legislation for Council review that would provide greater flexibility for street food vending carts and the use of sidewalk space for store displays.

**B. Transportation:**

1. SDOT will continue to work on transportation projects in South Downtown to improve freight mobility (improvements to Spokane Street, Intelligent Transportation System Corridor implementation); maintain City streets (multiple repaving projects); and expand transportation options (construction of a streetcar to connect South Downtown to Capitol Hill).

2. SDOT has made the Chinatown/ID and Little Saigon a high priority for conducting a parking assessment by 2013, depending on City resources. Based on the assessment and community input, SDOT Community Parking Program staff will recommend improvements to promote business activity and the most efficient use of parking.

3. SDOT will work with community stakeholders on King Street Station Multimodal Transportation Hub Study, which will evaluate urban design and transportation systems within a six to eight blocks area around King Street Station. The study will lead to an Urban Design and Transportation Plan to integrate pedestrians, bicycles, inner-city rail, intra-city bus, commuter rail, general traffic, and freight. Final conceptual designs will be completed in 2011.

**C. Public Safety and Perceptions of Public Safety**

1. SDOT and OED will work with the Downtown Metropolitan Improvement District and local Business Improvement Associations to assess ways to expand street and alley sweeping in Chinatown/ID and Little Saigon and to clean up litter and debris on sidewalks.

2. Subject to availability of funding, Seattle Public Utilities (SPU) will work to add Chinatown/ID and Little Saigon to the Clear Alleys Program, in which more frequent garbage pickup substitutes for dumpsters that provide cover for illegal activities and create the perception of an unsafe environment.

3. The Seattle Police Department will continue the collaborative policing model established between east and west police precincts, for policing of Little Saigon and Chinatown/ID.

#### **D. Parks, Open Space, and the Pedestrian Experience**

1. To help meet the City's goals of increasing open space as South Downtown grows, the Department of Parks and Recreation (DPR) will continue to implement the 2008 Parks and Green Spaces Levy, which includes the expansion of Hing Hay Park in the Chinatown/ID, renovation of the playground at the Children's International Park, in the Chinatown/ID, and funding for park land acquisition in Little Saigon.

2. Building on the green street concept plans already in place for Maynard Avenue South and South Lane Street, and depending on available resources, DPD and SDOT will give high priority to working with the community to prepare green street concept plans for South King and South Weller Streets in Little Saigon, in order to encourage future developments and right-of-way projects to make consistent streetscape improvements.

#### **E. Planning and Development**

1           1. The Office of Housing (OH) will include the following information regarding the use  
2 of housing bonuses and/or transfer of development rights (TDR) or development potential (TDP)  
3 in Seattle in the report previously required by Resolutions 31104 and 30939. This report  
4 summarizes the information for the previous two-year period, and should be submitted to  
5 Council on July 31, 2012 and every two years thereafter. The reporting requirements listed in  
6 this section E.1 replace the requirements in Resolutions 31104 and 30939. The report will break  
7 out information about South Downtown separately, as well as including it in the citywide data.  
8

9           a. Number of developers who used: 1) the housing bonus incentives and chose the  
10 performance option; 2) the housing bonus incentives and chose the payment option; 3) transfer of  
11 development rights and/or potential; and 4) affordable housing incentives and also participated in  
12 the Multifamily Tax Exemption Program;  
13

14           b. Amount of bonus funds awarded through the OH Notice of Funding  
15 Availability (NOFA) process, and the number of housing units to be developed and number of  
16 existing housing units to be renovated through those NOFA awards;  
17

18           c. Number of housing units to be developed and number of existing housing units  
19 to be renovated through the bonus performance option, the bonus payment option, and TDR and  
20 TDP programs, including the following information where applicable: the number of units  
21 affordable to households earning less than 80% and less than 50% of median income, unit sizes,  
22 number of rental and ownership units, housing location, and whether the housing is new or  
23 comprised of existing units in renovated buildings;  
24  
25  
26  
27  
28

d. Adjustments to the payment-in-lieu amounts for Seattle's existing affordable housing incentive programs by the Consumer Price Index or other index determined to be appropriate by the Director of Housing.

2. DPD will work with OH to submit proposed legislation to the City Council by the first quarter of 2012 to amend the Land Use Code to streamline incentive zoning terminology, clarify and consolidate incentive zoning requirements, and create a simplified, cohesive set of affordable housing incentive programs that are easier to understand and use. As part of this effort, DPD and OH will review the possibility of allowing TDP from new affordable housing projects.

3. In cooperation with the Seattle Planning Commission, and using the data provided by OH in action E.1 above, DPD will report back to Council by July, 2014 and every two years thereafter on:

a. projects in South Downtown that created or preserved public amenities other than affordable housing through the use of bonuses, TDR, and/or TDP since the passage of the ordinance introduced as Council Bill 117073;

b. the amount of market rate housing and commercial floor area within projects in South Downtown permitted since the passage of the ordinance introduced as Council Bill 117073. The information shall include the amount of floor area by type of commercial use, including office, retail, hotel, and other appropriate categories of commercial uses, and the size of commercial spaces, particularly spaces provided at street level, if sufficient detail about building tenants is available; and

c. the status of the actions listed in this resolution and any related South Downtown initiatives.

4. In July 2011, the Council intends to place a review of the South Downtown industrial area bounded by South Charles Street on the north, South Royal Brougham Way on the south, 4<sup>th</sup> Avenue South on the west, and Interstate 5 on the east (known as the “area south of South Charles Street”) on the policy docket for the 2011-2012 cycle of annual Comprehensive Plan amendments. The review should address whether this area, which is now part of the Duwamish Manufacturing and Industrial Center, should instead become part of the Downtown Urban Center, and should therefore be rezoned to allow greater development potential. If DPD finds that Comprehensive Plan changes are warranted, zoning amendments that implement the Comprehensive Plan amendments should be recommended by DPD at the same time.

5. In cooperation with other City departments and public agencies, DPD will coordinate planning efforts in the areas adjacent to South Downtown, including the redevelopment of Yesler Terrace and planning for the Central Waterfront, to further implement the goals of South Downtown neighborhoods. Upon completion of the Alaskan Way Viaduct replacement project and Central Waterfront Plan, DPD will provide a briefing to the City Council on whether any zoning changes are warranted as a result of these two major projects.

5. The City will continue to advocate at the State level for local authority and fiscal flexibility that would facilitate investments in infrastructure development and affordability of housing and commercial space in growth areas.

Section 2. The Council intends to ask the Executive for a report on the status of the actions listed in this resolution and any related South Downtown initiatives as part of the information that is submitted for Council’s review of the 2013-2014 budget.

**DRAFT**

Adopted by the City Council the \_\_\_\_ day of \_\_\_\_\_, 2011, and  
signed by me in open session in authentication of its adoption this \_\_\_\_\_ day  
of \_\_\_\_\_, 2011.

\_\_\_\_\_  
President \_\_\_\_\_ of the City Council

THE MAYOR CONCURRING:

\_\_\_\_\_  
Michael McGinn, Mayor

Filed by me this \_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
City Clerk

(Seal)